

SUBJECT **Troon Canyon Estates 2 - 8-AB-2005**

- Abandon 1264 feet of a 20-foot public utility and roadway easement along the northern property boundary.
- Abandon 1319 feet of a 55 foot public utility and roadway easement along the southern property boundary (Pinnacle Peak Road)
- Abandon 1266 feet of a 55-foot public utility and roadway easement along the western property boundary.
- Abandon 1246 feet of a 20-foot public utility and roadway easement along the eastern property boundary (122<sup>nd</sup> Street).

26-PP-2004

## BACKGROUND

The subject Public Utility and Roadway Easements were dedicated in July 1977 as part of Parcel 4, Goldie Brown Pinnacle Peak Ranch Unit One subdivision.

The site is zoned Single Family Residential District with Environmentally Sensitive Lands Ordinance/Hillside District overlay (R1-130 ESL/HD). The zoning district is intended for large lot, single-family residential dwelling units.

This subdivision is located 1,134 feet south of Alameda Road and north of Pinnacle Peak Road. The surrounding property is zoned single family residential: R1-70 ESL at the northern boundary, R1-130 ESL to the east, R1-43 ESL (HD) and R1-18 ESL (HD) to the west and south. Existing subdivisions are located to the north (Sonoran Crest), east (Troon Canyon), and southwest (Desert Troon Estates).



APPLICANT'S  
PROPOSAL**Purpose of Request.**

This request is to eliminate the existing Public Utility and Roadway Easements located along all four property boundaries consistent with the City's roadway requirements for this area. The only roadway requirement is a portion of 122<sup>nd</sup> Street to be used as an entrance into the approved preliminary plat. The applicant is proposing 1,333.87 feet of a 25-foot wide improved road beginning at Alameda Road south to the property entrance. The southern 200 feet from the northwest corner of the site will be dedicated as right of way and paved to provide access to the site.

**Community Impact.**

- The abandonment will enable the applicant to include significant boulder outcropping, drainage features, and peaks and ridges in the Natural Area Open Space.
- There are major terrain features that prevent access over the easements to be abandoned.
- The applicant proposes to improve 122<sup>nd</sup> street using a combination of right-of-way and roadway easement.
- The total street will meet city standards for a local street (40 feet wide) thereby allowing room for landscape screening along the west side of 122<sup>nd</sup> Street.

## IMPACT ANALYSIS

**Departmental Responses.**

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

**Community Involvement.**

The applicant conducted a mailing to property owners within 750 feet of the proposed subdivision. There is a concern from neighbors of the Sonoran Crest subdivision regarding the improvement of 122<sup>nd</sup> Street. The applicant held a community meeting on March 30, 2005 at the La Mirada Community Center to address the neighbors concerns.

The property owner to the northwest (Lot 21 of Sonoran Crest Subdivision) of the site has a concern regarding the location and improvement of the 122<sup>nd</sup> Street alignment. The property owner has located his home towards the rear of the lot and the street alignment and the pool is located in close proximity to the proposed street. All issues regarding the neighbors concerns were expressed and addressed at the May 19, 2005 Development Review Board Hearing prior to the approval of the project. There has been no response from the neighbors west of 120<sup>th</sup> Street at the time of drafting this report.

STAFF  
RECOMMENDATION**Recommended Approach:**

Staff recommends approval.

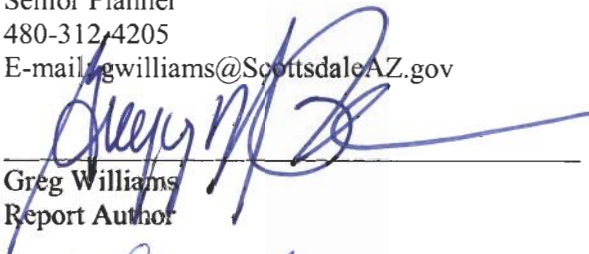
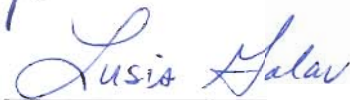
RESPONSIBLE DEPT  
(S)

**Planning and Development Services Department**

**STAFF CONTACT (S)**

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**APPROVED BY**

  
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Report Author  
\_\_\_\_\_  
Lusia Galav, AICP  
Current Planning Director

**ATTACHMENTS**

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Easements and Right-of-Ways
5. Area Trails Plan
6. City Notification Map

# CASE 8-AB-2005

## Department Issues Checklist

### Transportation

☒ **Support** - The applicant has submitted a summary of their detailed analysis regarding access to the proposed site. Staff has met with the applicant and will support the 122<sup>nd</sup> Street access.

### Adjacent Property Owner Notification

☒ **Support** - The applicant conducted a mailing to property owners within 750 feet of the proposed subdivision. There is a concern from neighbors of the Sonoran Crest subdivision regarding the improvement of 122nd Street. The applicant held a community meeting on March 30, 2005 at the La Mirada Community Center to address the neighbors concerns.

### Public Utilities

☒ **Support** – Letters of consent to the abandonment are on file from the affected utilities.

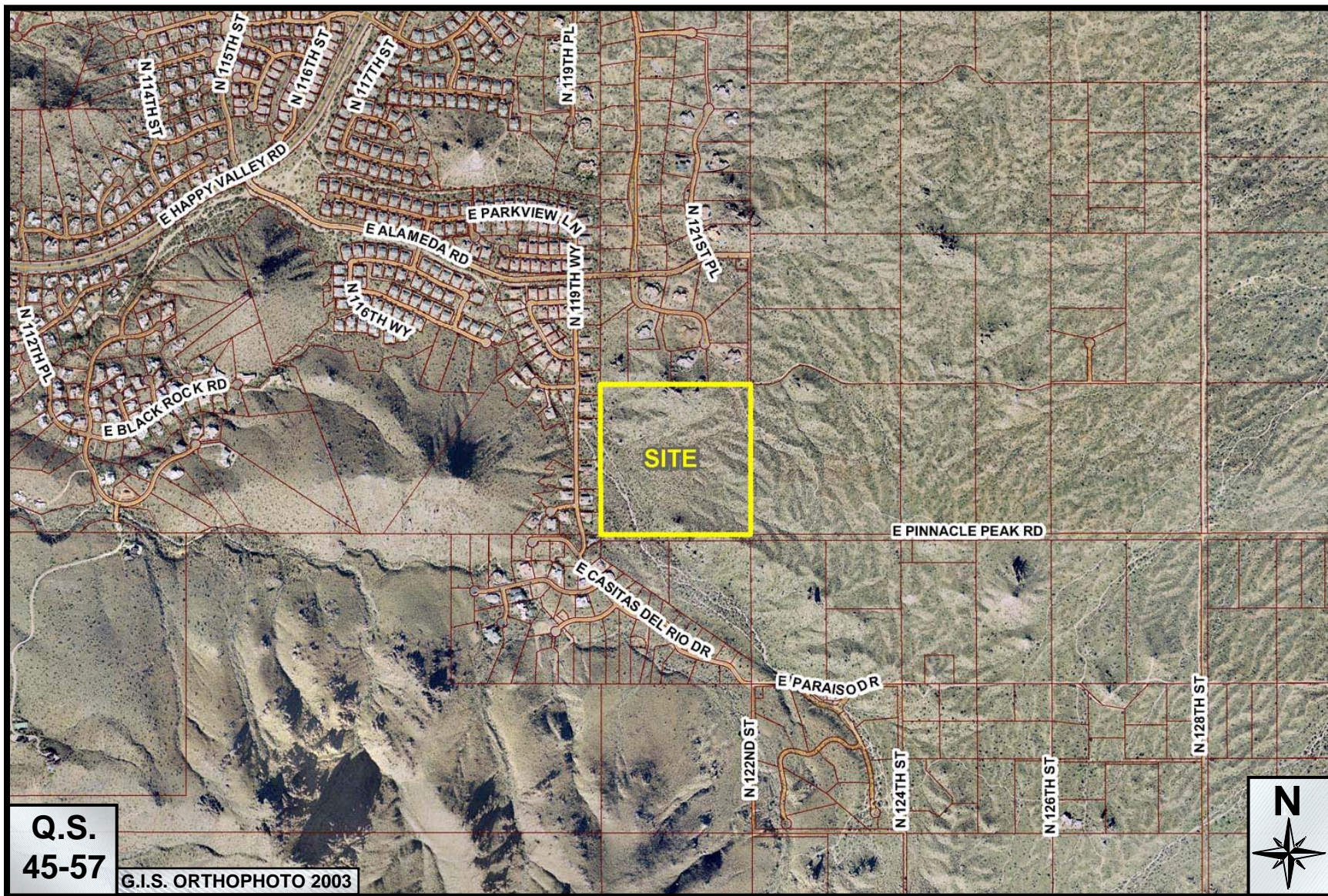
### Emergency/Municipal Services

☒ **Support** - The City of Scottsdale police and fire departments will serve the subdivision. The proposal has been reviewed and meets the requirements of these agencies.

### Water/Sewer Services

☒ **Support** - The applicant will provide water and sewer to serve the project. The water and sewer basis of design report has been approved





Q.S.  
45-57

G.I.S. ORTHOPHOTO 2003

Troon Canyon Estates 2

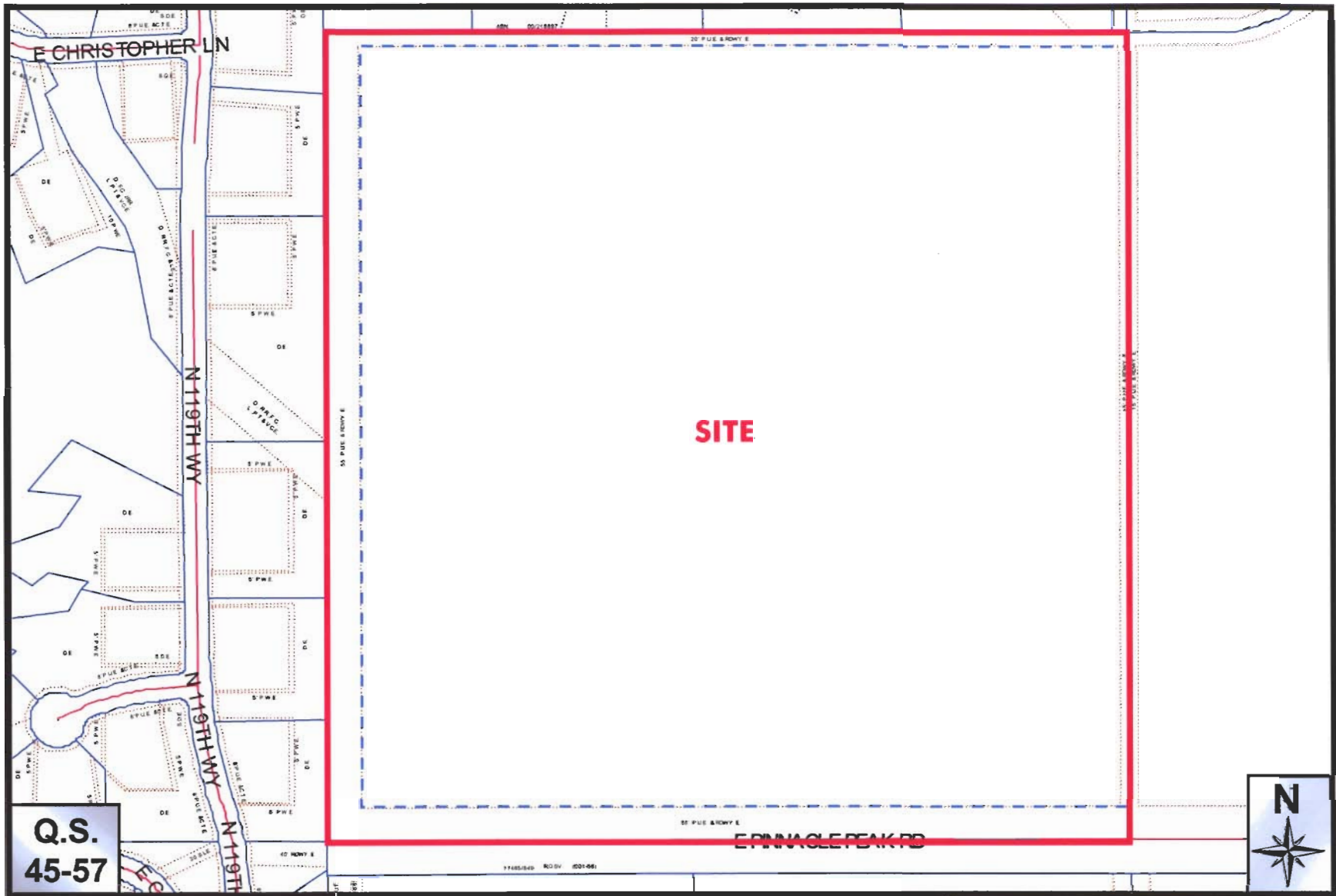
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ATTACHMENT #2









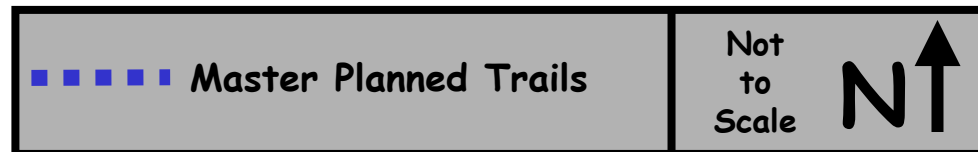
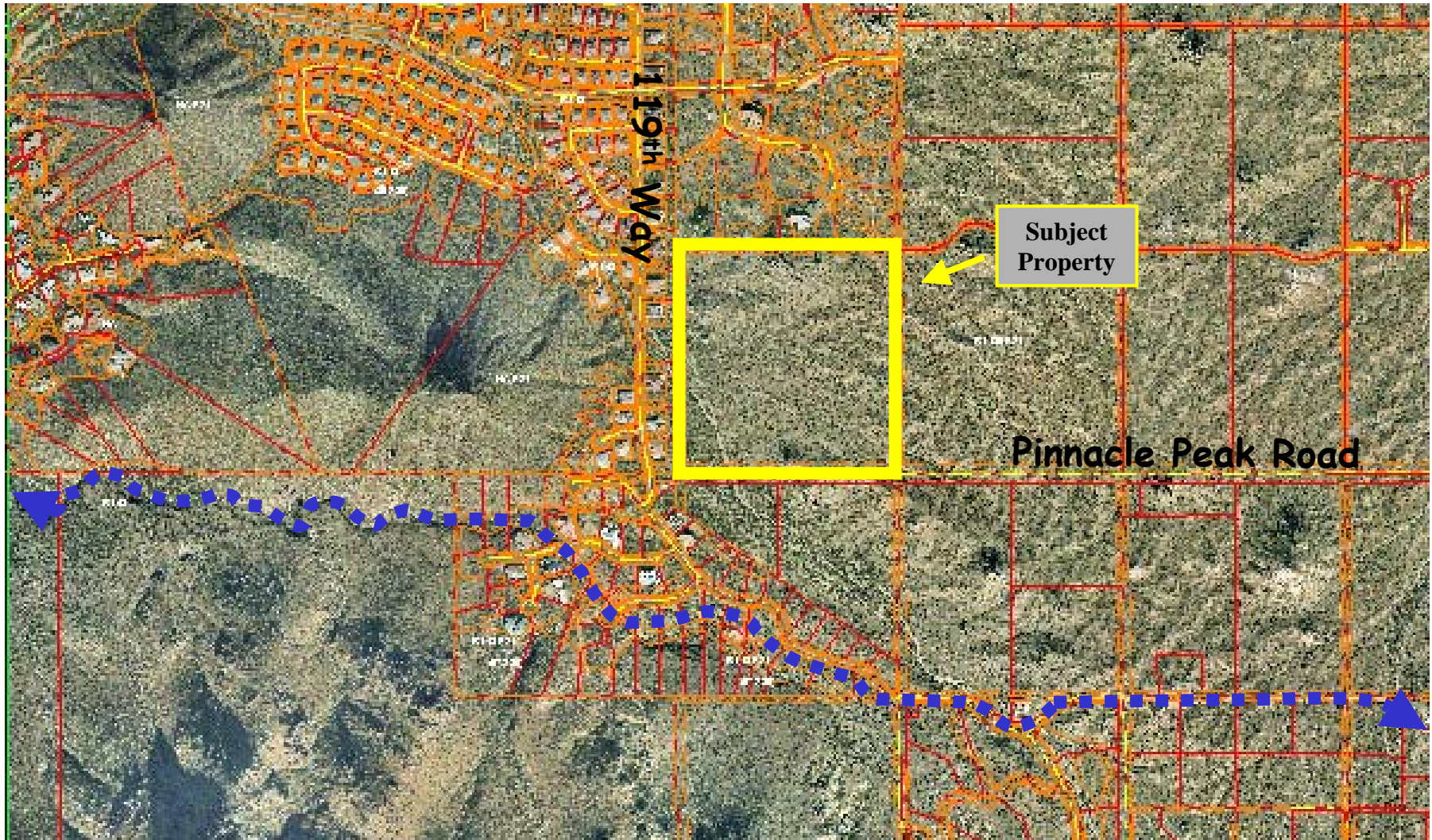
Troon Canyon Estates 2

**8-AB-2005**

Easements & Right-of-Way

ATTACHMENT #4

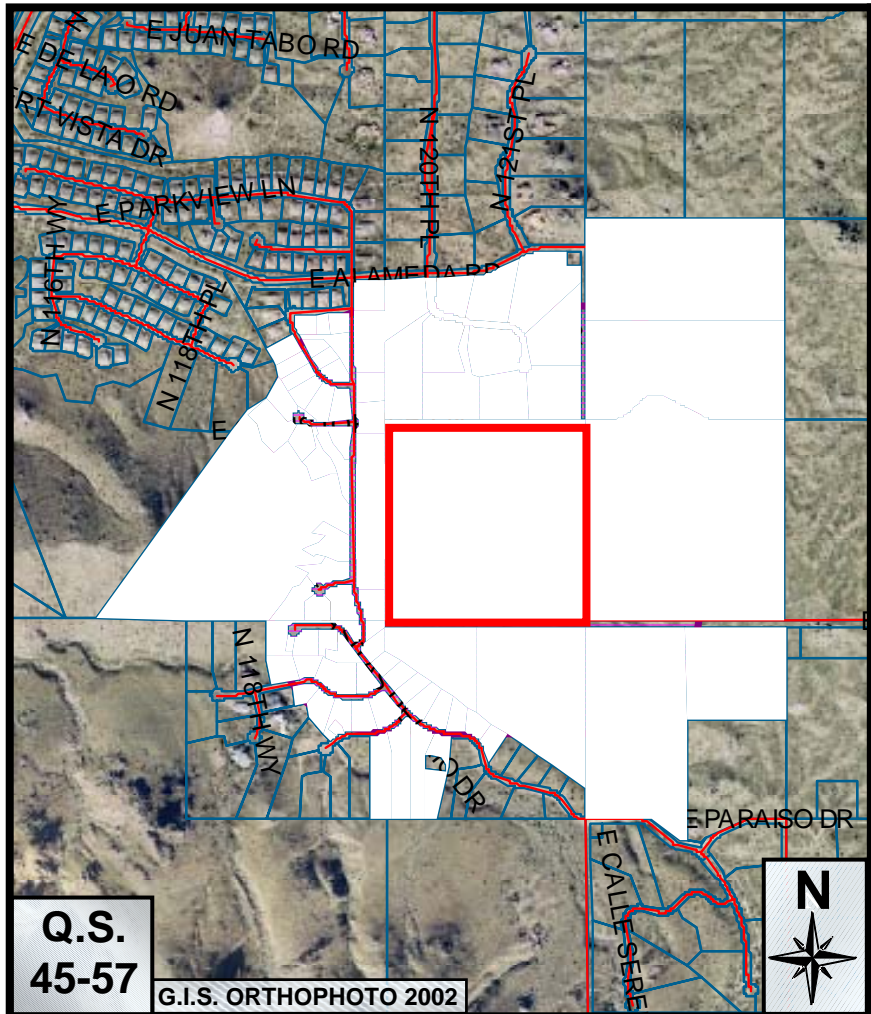
# Trails in the Area of 8-AB-2005



June 2005



# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



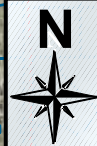
Properties within 750-feet

## Additional Notifications:

- Interested Parties
- Adjacent HOAs

Q.S.  
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G.I.S. ORTHOPHOTO 2002



**8-AB-2005**

Troon Canyon Estates 2

ATTACHMENT #6